



CITY OF CREEDMOOR

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MAYOR

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CITY MANAGER

MICHAEL P. BONFIELD

COMMISSIONERS

ERNIE ANDERSON

THOMAS C. JACKSON

DEL MIMS

HERMAN B. WILKERSON

ARCHER WILKINS

RESOLUTION 2016 – R – 25

INITIAL SCHEDULING RESOLUTION FOR

ZTA-2016-03, CREEDMOOR DEVELOPMENT ORDINANCE AMENDMENTS to
ARTICLE 11: Landscape Requirements and Tree Protection;
ARTICLE 12: Off Street Parking, Stacking and Loading Areas;
ARTICLE 13: Streets; and
ARTICLE 14: Flexible Development Standards

WHEREAS, the Planning and Community Development Department has realized a valid need to amend the text of the City of Creedmoor Development Ordinance in order to comply with the General Assembly's recently adopted session law and to clarify ambiguous language or correct contextual errors; and

WHEREAS, the Planning staff has assigned the case number ZTA-2016-03; and

WHEREAS, ZTA-2016-03 proposes to amend the following articles of the Creedmoor Development Ordinance and various sections within each:

ARTICLE 11: Landscape Requirements & Tree Protection;

ARTICLE 12: Off Street Parking, Stacking & Loading Areas;

ARTICLE 13: Streets; and

WHEREAS, ZTA-2016-03 proposes to delete in its entirety:

ARTICLE 14: Flexible Development Standards

WHEREAS, Article 5 of the Creedmoor Development Ordinance (CDO) states precisely how amendments to the development ordinance should be processed; and according to §5.3 Amendment Process of the CDO, this request does not require compliance with design guidelines at this stage and therefore does not require a recommendation from the Creedmoor Technical Review Committee; and

WHEREAS, ZTA-2016-03 will require a recommendation and a Statement of Consistency with City Plan 2030 from the City of Creedmoor Planning Board; and

WHEREAS, any recommendation made by the Planning Board to the Board of Commissioners shall be in writing and shall include a statement describing whether the proposed amendment is consistent with the comprehensive plan that has been adopted by the City and any other officially

adopted plan that is applicable. A comment by the Planning Board that a proposed amendment is inconsistent with the City's land use plan, comprehensive plan or any other adopted plan for the area affected shall not preclude consideration of approval of the proposed amendment by the City Board of Commissioners; and

WHEREAS, the City of Creedmoor Board of Commissioners intends to act on this amendment request and provide a decision according to procedure in the shortest reasonable time.

NOW THEREFORE BE IT RESOLVED by the City of Creedmoor Board of Commissioners that they do hereby:

- 1) Recognize ZTA-2016-03 as a proposed zoning text amendment;
- 2) Direct the Planning Board of the City of Creedmoor to make a recommendation on said proposed amendment and adopt a Statement of Consistency;
- 3) Set the date of the public hearing on ZTA-2016-03 for Tuesday, September 20, 2016 at 7:00 PM in the Board of Commissioners Meeting Room at City Hall, 111 Masonic Street, Creedmoor, NC; and
- 4) Authorize the City Clerk to publish legal public notice of the public hearing in the Butner-Creedmoor News in the September 8 and September 15, 2016 editions; and
- 5) Require that the City Clerk certify to the Board of Commissioners that proper notice has been given.

Adopted this the 16th day of August, 2016



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

